

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

Intermodal Center/Parking Garage (GR-1)
Name and Location of Building

Gregg Wies & Gardner Architects/Desman Associates
Architect of Record

April 12, 2011
Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/Site Description: *Intermodal Center/Parking Garage*

Location: Phase 1B of the Storrs Center Development

Area: 3466SF/205,980SF

Architect/Engineer: GWG Architects; Desman Associates

Contact/Phone: Sam Gardner 203-468-1967; Tim Andre 860-563-1117

Initial Review Date: _____

All questions should be answered Yes/No/NA unless specific information is requested. For ‘No’ answers, please include explanatory Comments/Notes. In these regulations “reasonable consistency” means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
X		

Comments/Notes:

Master Plan identified footprint/location for the parking garage. Location, but not footprint was identified for the intermodal center.

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)?

	Y	N	NA
Allowable Uses	X		
Building Setback			X
Building Height	X		
Façade Setback	X		
Eave Projection	X		
Roof Profile	X		

Recessed Entries	X		
Awnings	X		
Balconies			X
Covered Arcades/Galleries	X		

Comments/Notes:

The intermodal center (IMC) & parking garage are conceived as an integrated transportation facility providing interconnections for transit, car, bike and pedestrian users. The intermodal center has numerous functions: A portal for transportation users with access to information, ticketing, waiting, restrooms & travel services; ADA-access to all levels of the parking garage; public landmark at the center of the village; and bike services including storage, repair, shower/changing areas & information

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths	X		
Parking Lane Widths	X		
Turning/Curb Radius	X		
Curb Heights	X		

Comments/Notes: The street system was modified to enhance bus parking/access and overall access to the parking garage entrance.

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	X		
Terraces	X		
Combined Sidewalk/Terrace Areas	X		
On-street Parking			X
Street Trees	X		
Street Lighting	X		
Street Furniture	X		

Comments/Notes: The IMC is located on the south face of the parking garage and has frontage on 3 sides. The design extends the travel services to the streets and sidewalks with bus pull-offs, canopies, benches and

transit-related signage. Both hardscape & softscape plantings will integrate with transportation elements. An outdoor plaza/pergola has been located for riders, pedestrians and public activities.

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Massing and Scale	X		
Horizontal/Vertical Divisions	X		

Comments/Notes: Scale of the IMC relates to the 1st and 2nd levels of the adjacent mixed-use structure and is driven by floor levels of the garage. Commercial buildings to the south are proposed to be 2 to 3 stories. The garage and TS-2 building are 5 to 6 stories.

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Location of entrances	X		
Location of special elements and architectural gestures	X		

Comments/Notes: The IMC sits on the south end of the garage and is very prominent as you look/travel north on the Village Street (from the Post Office Road). The footprint derives from the end of the block at which the Village Street inflects to continue south and intersects with the street running along the east side of the parking garage. The garage entrance at the SE corner of the building is not readily visible, but readily accessible.

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	X		
Visual patterns	X		
Building entrances	X		
Major parking areas	X		

Comments/Notes: The parking garage south façade (most visually prominent) utilizes pre-cast panels with openings to mimic the window pattern of building TS-2 and to hide parking levels. The IMC integrates with the garage arch gestures. The garage elevator lobby has a glass “curtain wall” which carries down to the street level and wraps around the IMC. In order to reduce traffic conflicts, the previously planned second entrance to the parking garage has been eliminated.

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
X		

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
X		

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
X		

Comments/Notes: Protection from the weather is provided along the intermodal center/street interface with awnings attached to the building. Protection from the sun is provided for in the plaza/ pergola area. A portion of this shade screen will be roofed to provide some rain protection in this area as well.

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
X		

Are the windows generally vertically proportioned?

Y	N	NA
X		

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
X		

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
		X

Are the windows generally recessed in their openings?

Y	N	NA
	X	

Comments/Notes: The intermodal center utilizes a glass curtain wall that blends with the parking garage's elevator shaft glass walls. The scale and articulation is set through the sizes of mullions spaced between the glass panels.

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
X		

Does the main entrance face a major street?

Y	N	NA
X		

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
X		

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA
X		

Comments/Notes: All elements incorporate ADA for both the IMC and the parking garage.

3.5 Commercial Storefronts

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
X		

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
		X

Are storefront entrances clearly marked?

Y	N	NA
X		

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
X		

Comments/Notes: The intermodal center has a “storefront” which will essentially stand by itself in this prominent location along the Village Street.

3.5.4 Materials

What materials are used for the storefronts? Glass and Aluminum

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
		X

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
		X

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6.3 Materials and Colors

What are the roof materials and colors?

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
X		

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
X		

Comments/Notes:

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades: Parking garage – colored precast concrete; IMC – Aluminum panels, painted sunscreen/louvers

Windows: Parking garage – glass curtainwall @elevators; IMC – storefront aluminum & glass

Doors: Parking garage – aluminum/glass; IMC – aluminum/glass

Trim:N/A

Visible Roofing: N/A, flat roofs

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes: Colors and finishes will be compatible with the adjacent mixed-use building (TS-2).
(See renderings provided.)

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
X		

Are the fixtures compatible with the design guidelines?

Y	N	NA
X		

Comments/Notes: Building exterior lighting will accent both the glass curtain walls and the adjacent south face of the parking garage. Lighting and coloring will be finalized as the final plans are developed.

3.10 Building Signage

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

If included, is the building signage design reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes: Both the parking garage and the IMC will employ signage for wayfinding for the individual transportation modes as well as “brand” the transit center. This will include both interior and exterior signage, and will be developed for review with the final plans.

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
X		

Comments/Notes:

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used?

Is the size and spacing of trees reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes: Street tree designs will be addressed in association with the Village Street zoning permit application (to follow).

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces? Sidewalk designs and textures will also be addressed in the Village Street zoning permit application (to follow).

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
		X

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
		X

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
		X

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable	X		
Bike racks	X		
Directional signage	X		
Benches	X		

Comments/Notes: The intermodal center will include exterior elements to provide shelter, storage and information for transit users. These will be developed in conjunction with the Intelligent Transportation Systems (ITS) in the final design.

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
X		

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
X		

Comments/Notes: North & south facades of the parking garage face streets. These facades are designed to provide a more pedestrian friendly proportion utilizing pre-cast concrete architectural cladding (see rendering provided). The west façade abuts the mixed-use TS-2 building and is unseen. The east façade faces the conservation area to the east of the development, and will be screened to some extent by the trees and plantings in this undeveloped area.

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
		X

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
		X

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
		X

Comments/Notes:

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
X		

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
X		

Are refuse containers enclosed with an opaque wall?

Y	N	NA
		X

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
		X

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
		X

Comments/Notes:

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
X		

Comments/Notes: Ornamental street lighting will be provided along the village street and rear access road in accordance with the site lighting design standards.

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
X		

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
X		

Comments/Notes: Signage will be developed in the final design submittal, and reviewed by the Town's Traffic Authority.

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
X		

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
X		

Comments/Notes: Furnishings will both invite and accommodate users of the IMC and parking garage.

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
X		

Comments/Notes: The tall buildings in concert with the Village Street's wide walkways and streetscape elements will promote an atmosphere of traffic calming along this section of the project. Stop signs at the intersection adjacent to the IMC will be reviewed with the Town's Traffic Authority.